

HUNTERS®

HERE TO GET *you* THERE



Channon Court The Dell

Southampton, SO15 2PX

£1,200 Per Calendar Month



Hunters are delighted to offer a two double bedroom 2nd floor apartment situated within The Dell Development. The apartment comprises spacious entrance hallway, two double bedrooms with built in furniture, family shower room, Ensuite bathroom, large kitchen with fitted appliances, large airy lounge/diner with feature fire place and balcony. The property benefits from allocated parking, secure block entry and a residents gym and communal gardens.



ENTRANCE HALL

Spacious entrance hallway, smooth and coved ceiling, radiator, storage cupboard, Cupboard housing geo thermal heating unit and security entry phone

LIVING ROOM 15'7" x 15'11" (4.75 x 4.85)

Offering room for living and dining space, electric feature fireplace, 2 x radiators, smooth and coved ceiling and double glazed Juliette balcony to front elevation

KITCHEN 8'7" x 15'11" (2.62 x 4.85)

Range of eye and base level units with work surface over, built in electric oven/hob with extractor fan over. Fitted washing machine, free standing fridge freezer to remain in the property. Smooth finished ceiling. Glass decorative window into Sitting room

BEDROOM 1 13'6" x 14'8" (4.11 x 4.47)

Built in range of bedroom furniture, smooth finished ceiling, radiator, double glazed to front elevation. Door into ensuite

EN-SUITE 5'6" x 9'6" (1.68 x 2.9)

Three piece bathroom suite comprising of panel enclosed bath with mains fed shower over, low level w/c, hand basin with built in vanity unit, radiator and smooth finished ceiling.

BEDROOM 2 9'2" x 10'10" (2.79 x 3.3)

Built in bedroom furniture, smooth finished ceiling, radiator and double glazing to front elevation.

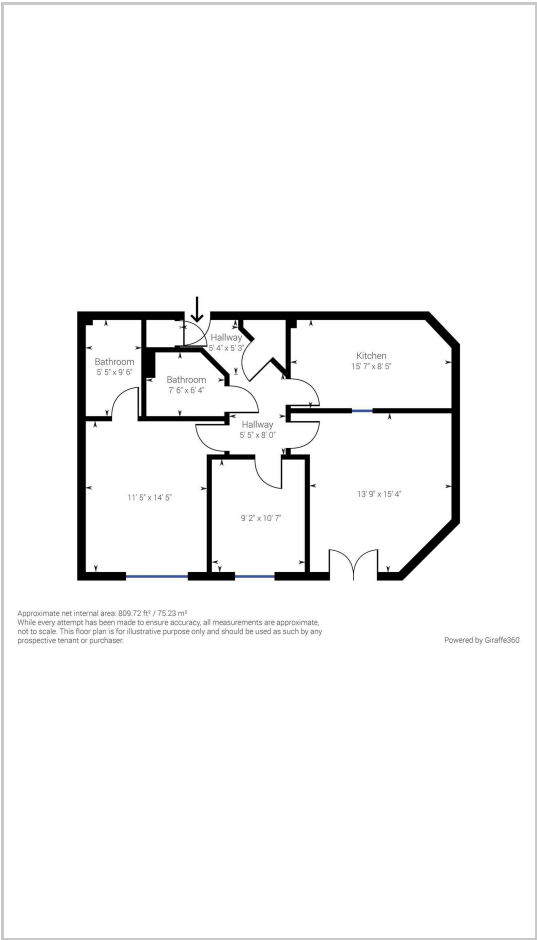
BATHROOM 6'5" x 7'8" (1.96 x 2.34)

Three piece suite comprising of shower cubicle, low level w/c and wash hand basin with built in vanity unit. Radiator and smooth finished ceiling.

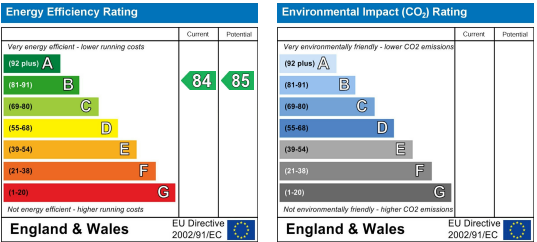
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.